

**BOARD OF ASSESSORS
APRIL 10, 2013
BEDFORD TOWN HALL**

- CALL TO ORDER:** Chairman John Linz called the meeting to order at 7:00 PM in the second floor conference room.
- ROLL CALL:** Members Present: Chairman John Linz, Clerk Ron Cordes, member Bruce Murphy, and Associate Assessor Bruce Morgan.
- GUESTS:** None
- MINUTES:** Minutes from the open meeting of 3/27/2013 were reviewed. Bruce Murphy made a motion to approve the minutes, seconded by Ron Cordes. The minutes were approved as written by all Board members.
- BUSINESS:**
1. Bruce Morgan related to the Board that the Town web site is being changed to a new company. John Linz asked that Bruce Morgan check historical documents regarding the official wording of the Board and office.
 2. Bruce Morgan suggested that the Board meet twice per month as a general plan, with fewer meetings during some months and more during others. The Board agreed and also stated that no new business will be considered after 10:00 pm as a general procedure.
 3. Two real estate abatement applications, for 174 and 176 Middlesex Turnpike, were reviewed and decisions made. Bruce Morgan noted that a real estate appraiser was hired to do an analysis of the properties but did not conduct a formal appraisal nor submit an appraisal report to the Board. Granted: 174 Middlesex Turnpike to \$23,300,000 and 176 Middlesex Turnpike to \$17,200,000. (The actual vote was for the entire property, which functions as one, to \$40,500,000 but it is two properties with a proportional breakdown as shown above.) The Board's vote was 2 in favor of and 1 against granting the abatement to the values stated above.
 4. John Linz reported on his research into the definition and the Town's use of the Open Space designation for some vacant properties. Bruce Morgan was instructed to determine which parcels are potentially buildable versus unbuildable and report to the Board.
- SIGNATURES:**
4. Signatures were completed as required.
 5. Being no other business, Bruce Murphy made a motion to adjourn the Open Meeting, seconded by Ron Cordes. There was no discussion on the motion and all members present voted affirmative. The meeting was adjourned at 9:45 PM.

Bruce Morgan, Associate Assessor

Approved by the BOA April 24, 2013

Ronald Cordes, Clerk